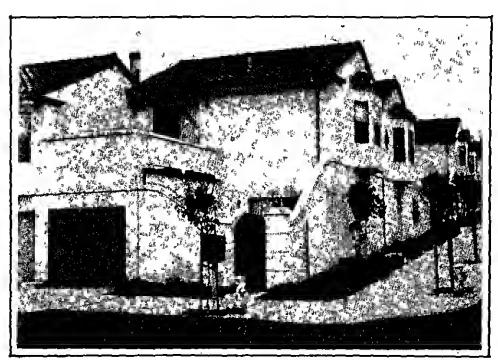
CHANGES IN THE SAN FRANCISCO

HOUSING INVENTORY

1985



Holloway Terrace (42 units)

Prepared by the San Francisco Department of City Planning
August 1986

SUMMARY

All indications of housing production were up in 1985, with increases in residential units completed, units approved, units under construction, and units under permit review.

San Francisco housing units certified complete continued to increase in 1985 to a high of 1,568. San Francisco's overall housing inventory of 321,050 units gained approximately half of one percent.

Units authorized for construction also continued to increase but not as dramatically as units certified complete. The number of units authorized for construction increased in 1985 to 1,479 units from 1,313 in 1984.

Units certified complete since 1980 have ebbed and surged cyclically with interest rates while units authorized for construction remain relatively stable and increased slightly in 1984 and 1985. An increase of both indicators in 1985 reflect higher levels of housing production in the City.

As in previous years, most of the units completed in 1985 were in multi-unit buildings. Of the 1,568 units completed in 1985, 51 percent were in buildings with 20 units or more, 22 percent in buildings with 10 to 19 units, 17 percent were in buildings with two to four units, and 8 percent were single family units.

After deducting the 105 units demolished and 36 units legally converted in 1985, there was a net unit gain of 1,427 housing units citywide.

A number of districts experienced a loss of single family units and a gain in multi-unit buildings. In district rank order, these were the Richmond, Northeast, Outer Sunset, and Marina. In the Richmond, there were 134 units completed and 44 units demolished which resulted in a net gain of 90 units and a net loss of 34 single family units. The districts which gained the most in single family housing were the South Bayshore, South Central, Central, and Mission.

The districts gaining 100 units or more were the Western Addition, 463 units; the Buena Vista, 150 units; Ingleside, 146 units; Richmond, 134 units; Northeast, 127 units; South of Market, 102 units, and the Downtown, 102 units.

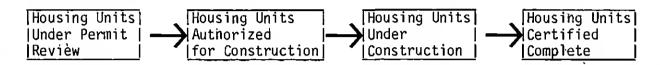
Public sector activity played a major role in increasing housing production in 1985. Approximately 59% of the units completed were in San Francisco Redevelopment areas, were units developed by non profit corporations, or were financed with assistance from the Mayor's Office of Housing and Economic Development. Elderly units produced by public sector activity accounted for about 30 percent of the total number of units completed in 1985.

The 9 county Bay Area region increased in housing units authorized for construction by 21 percent from 1984 for an annual total of 40,501 in 1985. San Francisco's share of the Bay Area total was 1,479, with most of the growth occurring in Santa Clara, Contra Costa, Alameda, and Sonoma counties with larger reserves of undeveloped land.

INTRODUCTION

The Housing Information Series (H.I.S.) reports on housing trends and changes to San Francisco's housing stock. This is the 17th annual report of the series. The housing information series began in 1960 and follows a consistent data format for comparison with previous years.

This report details housing production in terms of units certified complete, supplemented with information on units authorized for construction, units under permit review and units under construction. These indicators focuse on different stages of housing production as shown below:



The report analyzes housing <u>units certified complete</u> in terms of public and private sector housing activity, single and multi-unit housing, unit sizes, condominium and rental units, major projects, city subdistrict housing changes, units demolished, net change to the housing stock, and annual housing trends. <u>Units authorized for construction</u> are reported in terms of single and multi-unit housing for San Francisco and the Bay Area.

Over the years, the report has been supplemented with new information tables and graphs. This years report provides information on units legally converted to non-residential use, and conversions to residential use.

This report is organized into two parts. Part I contains a summary descriptive analysis with graphics and maps which illustrate citywide and subdistrict housing changes, and Bay Area 9 county housing trends. Part II contains the data section including citywide tables 1, 2, 3, 4, 5, 9, 10, 19b, district tables 12, 13, 14, 15, 16, 17, 18, 19, 19a, 20, 21, regional tables 6, 7, and census tract listings in Appendix A, B, C, and O.

The Housing Information Series has been used for monitoring residential activity in the City, estimating future housing trends, and evaluating housing policies and housing market trends.

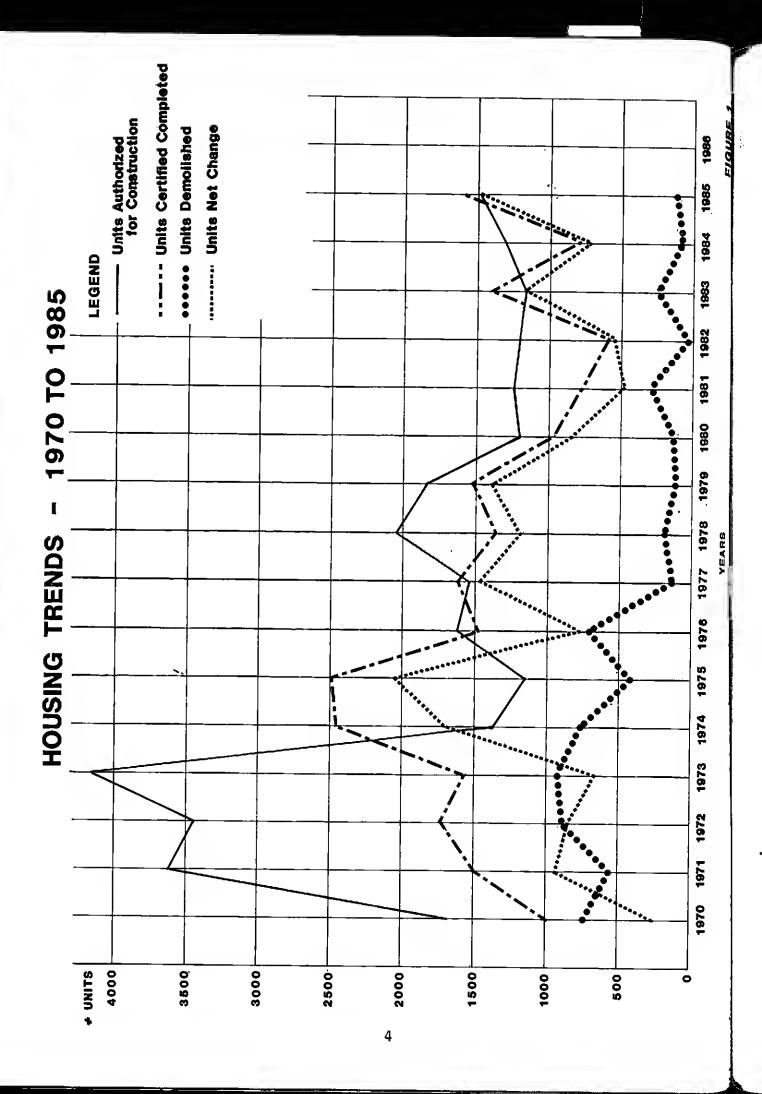
Data for the Housing Information Series have been compiled from a number of sources including the Oepartment of Public works Bureau of Building Inspection, Central Permit Bureau, Division of Apartments and Hotel Inspection, Department of City Planning, City Assessors and Condominium Subdivision Office, San Francisco Redevelopment Agency, Mayor's Office of Housing and Economic Development, Security Pacific Bank California Construction Trends Report, and the U.S. Department of Commerce Bureau of the Census statistics reports.

The data provided are from records from various agencies which in some cases may be incomplete. To the extent possible the data have been field checked and represent the best estimates of housing production in the City.

A. CITYWIDE HOUSING TRENDS

Figure 1: Housing Unit Trends Totals - 1970-1985

Years	Units Certified Complete	Annual Net Change	Housing Units Demolished	Units Authorized for Construction
1985	1,568	1,463	105	1,479
1984	790	711	79	1,313
1983	1,400	1,167	233	1,167
1982	589	547	42	1,215
1981	780	492	288	1,242
1980	980	852	√ 128′	1,202
1979	1,516	1,402	114	1,833
1978	1,375	1,201	174	2,045
1977	1,616	1,480	136	1,536
1976	1,480	773	707	1,622
1975	2,495	2,056	439	1,142
1974	2,454	1,680	774	1,386
1973	1,578	653	925	4,150
1972	1,713	850	869	3,439
1971	1,497	940	557	3,614
1970	990	260	730	1,671



This section discusses citywide housing trends and changes in terms of units certified complete*, units authorized for construction**, public sector housing, units demolished or converted, unit types and sizes, and net change to the housing stock.

a) UNITS CERTIFIED COMPLETE -- Increased to 1,568 units for a 3-year average of 1,252

Residential units Certified Complete by San Francisco's Department of Public Works Bureau of Building Inspection in 1985 increased to 1,568 from 790 in 1984, and 1,400 in 1983. The 3-year average from 1983 to 1985 is 1,252. This is a major increase from the previous 3-year average of 783 units per year, an increase of 469 units per year. Since 1983 there has been an overall increase in the number of new housing units under construction and available for occupancy.

The housing trend chart on page 4 shows a peak in housing production in 1974 and 1975 when about 2,500 units were certified complete annually, followed by a downward trend to an all-time low of 580 units in 1982. In 1983 there was a reversal in the trend with a major increase in 1983 to 1,400 units, followed by 790 units in 1984, and another major increase in 1985 to 1,568 units certified complete.

In 1985, as in 1983, a number of large multi-unit residential development projects were certified complete. Large multi-unit projects are responsible for housing increase in 1983 and 1985. Multi-unit projects completed in 1985 included: elderly housing projects, non-profit residential projects, and conversions of institutional facilities to residential use.

Elderly projects completed included: 101 units at 427 O'Farrell, 150 units at 350 Baker, 51 units at 1725 Fillmore, 91 units at 321 Clementina, and 45 units at 1711 Oakdale Street. Major residential conversion from institutional use included 136 condominium units at 355 Buena Vista East, and 150 elderly units at 350 Baker Street. Other major projects completed included: 68 condominiums at 2040 Sutter Street, 85 units at 828 Franklin Street, 42 units at Ingleside Terrace, 46 units at Dorado Terrace, 60 units at Scott and O'Farrell, 28 units at 16th Street and Hoff Street, 32 units at Silverview Terrace, 36 units at Ocean Avenue and Keystone Way, 12 units at Monterey Boulevard, 15 units at 1205 14th Avenue, and 13 units at 1200 Clayton Street. These projects accounted for 1,005 units of the 1,568 units certified complete in 1985.

Units certified complete are housing units which have obtained a certificate of completion from the Department of Public Works' Bureau of Building Inspection. These records do not include housing construction which was not certified complete as of January 1984.

^{*} Units authorized for construction are units which were approved for construction by the Department of Public Works' Central Permit Bureau.

b) PROJECTS UNDER CONSTRUCTION - - Over 1,700 units under construction in 1985

A number of large multi-unit projects were under construction in 1985. These projects included: 242 units at 1700 California and Van Ness, 200 units at 870 O'Farrell and Polk, 245 units at 1200 Van Ness at Post, 24 units at 159 Jackson and Polk, 100 units at 54 McAllister, 89 units at 440 Turk Street, 130 units at 2100 Army and Folsom, 304 units at 2000 Post, and 410 units at St. Francis Place at 3rd and Folsom Streets. These projects account for 1,744 units under construction in 1985. Many of these projects will be completed in 1986.



1700 California at Van Ness (242 units)



159 Jackson at Polk (24 units)



1200 Van Ness at Post (245 units)



PERMITS ISSUED - Continue to increase to a high of 1,479 residential units.

San Francisco's Central Permit Bureau authorized 1,479 residential units for construction in 1985. This was the highest number of authorized for construction since 1979 when 1,833 units were authorized, and an increase of 166 units from 1984. Some of the major projects approved included: 316 units at 66 Howard (Rincon Center), 128 units at 200 Lombard, 130 units at Army and Folsom, 89 units at 440 Turk St., 76 units at 111 Chestnut, 69 units at 1500 Sutter, 42 units at 1945 Washington. These projects account for 850 units of the 1,479 units authorized for construction in 1985.

d) UNITS UNDER REVIEW -- Constitute a high level of activity.

In addition, there has also been an increase in the number of housing units under City Planning review. In the spring of 1986 there were approximately 3,500 residential units under formal review by the Department of City Planning, and an additional 4,000 residential units under formal review by San Francisco's Redevelopment Agency. The high volume of units under review and under construction should sustain recent increases in housing production.



54 McAllister Street (100 units)

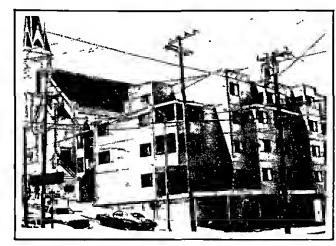
e) PUBLIC SECTOR ACTIVITY -- Plays a major role in new housing construction.

Public and private sector activity in housing production is shown in Table 5. Since 1983 there has been a major increase in public sector activity in housing production. Public sector housing activity includes those housing projects which were constructed in San Francisco Redevelopment areas, Housing Authority projects, nonprofit sponsor projects, and other private projects assisted by the Mayor's Office of Housing and Economic Development (MOHED). Public sector activity has increased overall housing production and affordability to low, moderate, and medium income households.

Public sector activity accounted for 928 units of the 1,568 units completed in 1985. The 3-year average for public sector housing activity since 1983 is 702 units. This is a major increase over the previous 3-year average of 164 units from 1980 to 1982. Prior to 1980, San Francisco Redevelopment activities accounted for an average of 424 units per year from 1975 to 1979, and 1,081 units per year from 1972 to 1974.

In 1985 public sector activity consisted of 509 units constructed by nonprofit housing organizations, 261 units completed in San Francisco Redevelopment areas, and an additional 158 units assisted by the Mayor's Office of Housing and Economic Development through mortgage revenue bonds, and disbursement of housing and community development funds. Housing units completed by nonprofit organizations or in San Francisco Redevelopment areas may have also received funds from the Mayor's Office of Housing and Economic Development.

Public sector assisted housing projects included: 101 elderly units at 427 O'Farrell, 150 elderly units at 350 Baker, 51 elderly units at 1725 Fillmore Street, 91 elderly units at 321 Clementina, 45 elderly units at 1725 Fillmore Street, 45 elderly units at 1711 Oakdale Street, 60 units at Scott and O'Farrell, 28 units at 36 Hoff, 32 units at Silverview Terrace, 42 units at Ingleside Terrace, 36 units at Ocean Avenue and Keystone Way, 12 units at 798 Monterey Blvd.



1711 Oakdale Street (45 units)

f) CONDOMINIUM CONSTRUCTION -- More rental than condominium projects are being constructed.

Condominium units accounted for 706 units completed in 1985, about 45% of the 1,568 units completed in 1985. Rental units accounted for about 600 units, largely to the completion of a number of large elderly housing projects by nonprofit development corporations. The balance includes single family homes, townhouses, owner-occupied flats, and cooperatives. One 60-unit cooperative project was completed in 1985. Generally, the number of condominium units is greater than accounted for in the reporting year because condominium subdivisions can take place after the year in which the units are certified complete.

The share of condominium units from new construction since 1978 is: 2% in 1978, 18% in 1979, 43% in 1980, 72% in 1981, 15% in 1982, 65% in 1983, 30% in 1984, and 45% in 1985.

g) SINGLE AND MULTI-UNIT CONSTRUCTION -- Higher density projects continue to dominate new housing construction

Multi-unit housing construction accounted for 92% of the 1,568 units completed in 1985. Buildings with 20 units or more accounted for 51% of the units completed, medium density 5 to 19 unit buildings accounted for 22%, lower density 2 to 4 unit buildings accounted for 17%, and single family housing accounted for 8% with 2% as infill townhouses. As in previous years, most new housing units are in projects of 20 units or more. Tables 1, 3, 6, 13, and 15 show the distribution of housing units by building types for San Francisco, city subdistricts, and the Bay Area Counties.

h) UNIT SIZES -- Small units continue to increase

In 1985, as in 1983 to 1984, a majority of the units constructed were small units with one bedroom or less. See tables 4 and 16 in Part II of this report.

) RESIDENTIAL DEMOLITION -- About a hundred units demolished in 1985.

There was an increase in residential units demolished of from 79 units in 1984 to 105 units in 1985. There were 150 units which applied for demolition permit during 1985. Demolition of single family housing accounted for 83 units of the 105 units demolished in 1985, and the balance 22 units were two, three, and four unit buildings. There were no residential buildings demolished with more than 4 units. As in previous years, single family housing demolition accounts for 75% to 80% of the annual number of units demolished.

Since 1980, 875 units have been demolished with an average of 145 units per year. The annual figures are as follows: 128 units in 1980, 288 units in 1981, 42 units in 1982, 233 units in 1983, 79 units in 1984, and 105 units in 1985.

Prior to 1977, demolition averaged about 700 units per year. A number of factors reduce residential demolitions since 1977, including the residential rezoning of 1978, and public policy and programs encouraging restoration and rehabilitation. Since 1982 there has been no residential demolition by public action, and between 1981 and 1977 there were only 214 units demolished by public sector activity. Prior to 1977 public sector demolition averaged 458 units per year. Private sector activity now accounts for all new residential demolitions.

Demolition permit activity increased in the first quarter of 1986. Ouring this period 70 units were approved for demolition and about 30 units were pending approval. If this rate continues, over 200 units may be approved for demolition in 1986.

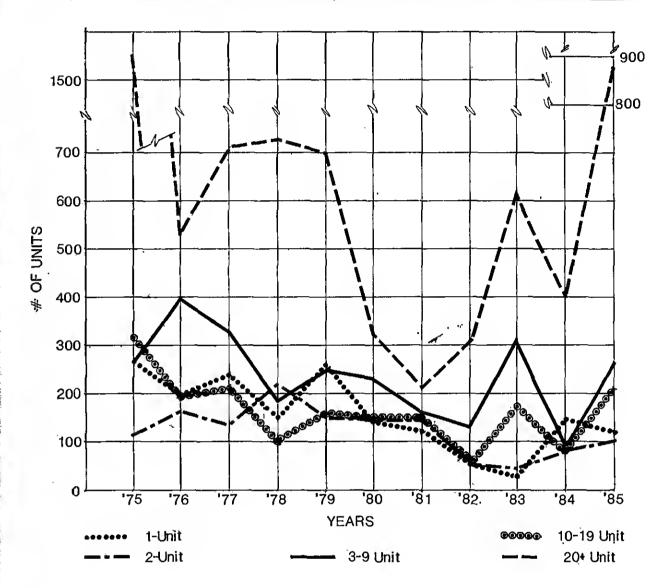
j) GROWTH OF THE HOUSING STOCK -- A net gain of 1,427 housing units in 1985 or 1/2 percent.

In 1985 San Francisco gained 1,427 housing units after deducting 105 units demolished and 36 units legally converted to non-residential use. These figures do not account for illegal conversions, secondary units, mergers of housing units in multi-unit buildings, and legalization or rehabilitation of existing units. Table 1 shows a net gain in 1985 of 40 single family homes, 46 two-unit buildings, 29 three-unit buildings, 11 four-unit buildings, 17 five to nine unit buildings with 115 units, 17 ten to nineteen unit buildings with 206 units, and 12 twenty or more unit buildings with 743 units. Multi-unit buildings with 20 units or more continue to add the largest numbers of units to the housing stock.

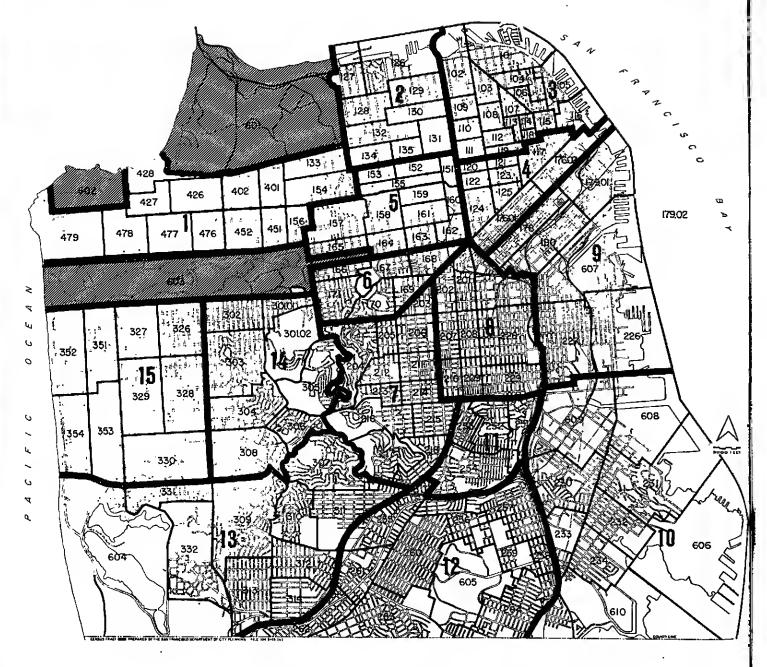
Table 13 shows additions to the housing stock by structure types and by city districts. Citywide there was a net gain of 40 single family homes, but five districts experienced a net loss of 51 single family homes. These districts are discussed further on page 16.

The San Francisco housing stock increased to 321,050 units in 1985. Table 2 shows housing units by building types. Of the 1,568 units completed in 1985, 34% were single family, 11% were in two-unit buildings, 11% in three to four unit buildings, 11% in five to nine unit ouildings, and 32% in ten or more unit buildings. About 75% to 80% of all new construction is in buildings with more than 3 units. The City continues to increase in density with new housing construction. Figure 2 shows new housing construction by building types since 1975.

Figure 2: Annual New Housing Construction by Building Types 1975 to 1985



<u>Years</u>	<u>Total</u>	<u>l-Unit</u>	2-Unit	<u>3-9 Unit</u>	<u>10-19 Unit</u>	<u>20+ Unit</u>
1985	1568	123	100	260	206	879
1984	7 9 0	144	76	92	77	401
1983	1,400	30	46	307	175	609
1982	589	50	56	129	50	304
1981	780	123	142	161	143	211
1980	980	141	142	230	147	320
1979	1,516	260	150	250	158	69 8
1978	1,375	150	216	183	100	726
1977	1,616	239	. 134	324	209	710
1976	1,480	196	162	393	197	531
1975	2,495	<u> 264</u>	<u>110</u>	<u> 266</u>	<u>314</u>	<u>1541</u>
	14,599	1,720	1,192	2,595	1,776	6,930



PLANNING DISTRICTS

- I. RICHMOND
- 2. MARINA
- 3. NORTHEAST
- 4. DOWNTOWN 5. WESTERN ADDITION

- 8. MISSION 9. SOUTH OF MARKET

6. BUENA VISTA

- IO. SOUTH BAYSHORE

7. CENTRAL

- 203 CENSUS TRACTS

SPECIAL AREAS

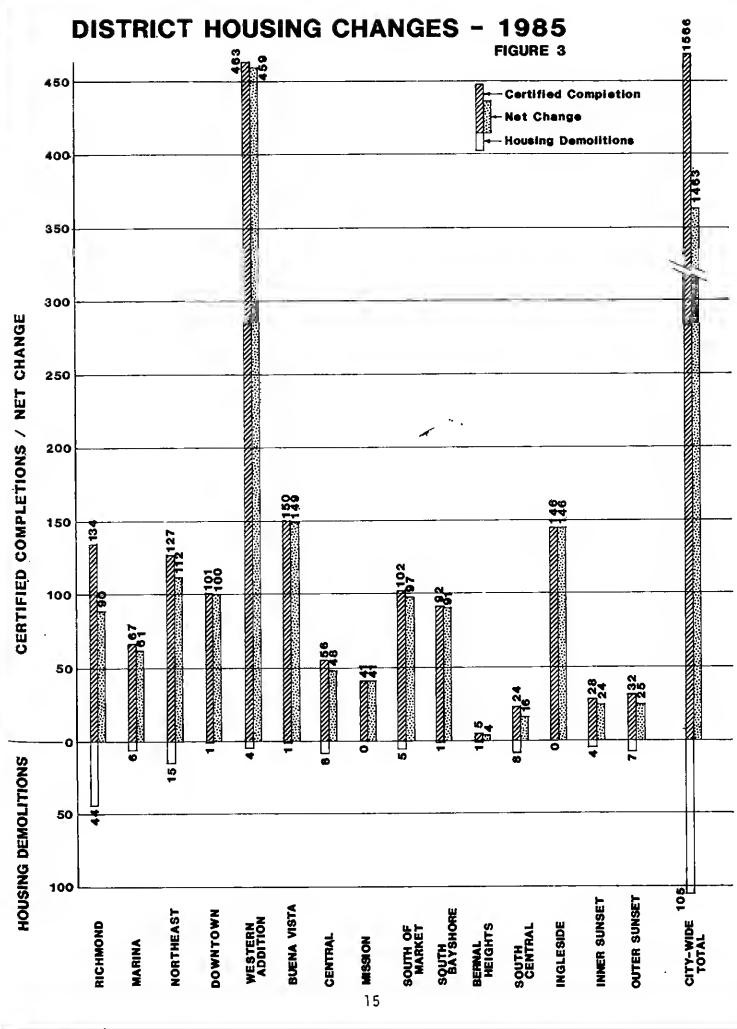
II. BERNAL HEIGHTS

12. SOUTH CENTRAL

14. INNER SUNSET

15. OUTER SUNSET

13. INGLESIDE



New construction and demolition activity is reported by 15 city district subdivisions in Tables 12 through 18. The districts are ranked in descending order for units completed, demolished, and net change to the housing stock. District boundaries are shown on map 1, page 14.

District housing changes can be compared with previous years totals in Table 19 and Table 19a. Detailed district trends can be compiled for each district by referencing previous years Housing Information Series reports available for public use at the Department of City Planning, Zoning Information Counter, Fifth Floor, 450 McAllister Street, San Francisco.

a) NEW HOUSING BY DISTRICT AREAS: The Western Addition, Richmond,
Northeast, Bayshore, Ingleside and
Buena Vista districts gained the most
housing units in 1985.

The area of the Western Addition continued to gain the most new residential units in 1985 with the completion of more San Francisco Redevelopment Area projects. In 1983 the Western Addition gained 465 units, in 1984 465 units, and in 1985 459 units, with the construction of a number of multi-unit buildings with 20 units or more.

Other districts with a high gain in housing units were ranked as follows: the Buena Vista district gained 149 units with the conversion of the Saint Joseph Hospital to residential use; the Ingleside district gained 146 units with the completion of Ingleside Terrace, Dorado Terrace, and new condominiums on Ocean Avenue and Monterey Boulevard; the Richmond district gained 134 new housing units in medium density infill housing; the Northeast district gained 134 units in predominantly medium to high density buildings; the Downtown and South of Market districts gained about 100 units each with the completion of two multi-unit elderly projects; the South Bayshore 92; the Marina 67 units; the Central 50 units; the Mission 41 units; the Outer Sunset 32; the Inner Sunset 20 units; and Bernal Heights 5 units.

DEMOLITIONS AND NET CHANGE BY DISTRICT AREAS -- The Richmond and the Northeast Districts gained in replacement housing.

The Richmond District experienced the greatest number of residential demolitions in 1985, with 38 single family homes demolished, and 6 units in buildings with two to four units (Tables 13, 17, and 18). The Northeast district ranked second with the demolition of 8 single family homes and 7 units in buildings with two to four units. There were seven other districts with demolitions ranging from 8 to 4 units per district for a total of 42 units. An additional 4 districts had one unit demolished per district and 2 districts had no demolitions.

Five districts experienced a net loss of single family homes. The Richmond had a net loss of 34 single family homes resulting from the demolition of 38 single family homes and the construction of only 4 single family homes. Other districts with a net loss of single family homes were the Northeast -8, Outer Sunset -6, Marina -2 and Downtown -1. Single family housing was the only housing type in 1985 that had a net loss in a number of districts. This trend is reducing the number of single family homes in several districts, including the Richmond, the Marina, and Northeast. However, these districts are experiencing a net gain in housing units with the replacement of single family homes with higher density housing as permitted by zoning.

Citywide, there was a net gain of 40 single family homes resulting from the construction of 123 single family units and the demolition of 83 single family units. The top ranking districts which gained in single family homes were the South Bayshore 45 units, South Central 20 units, Central 14 units, and the Mission 11 units (Table 15). Of these 21 units were at Silver Terrace, 24 at Hunters Point Redevelopment area, and 28 were small townhouses in the Upper Market area, and the balance were infill single family housing scattered throughout the city.

As indicated on the following table, the Richmond district has been active in replacement housing with a high rankings in both new housing construction and demolition since 1977.

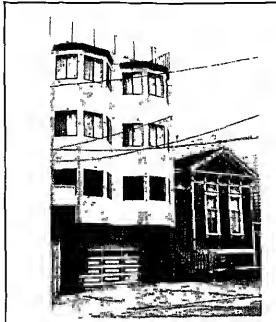
The Richmond District Housing and Demolition Trends

1985-1977

	Housing Units completed	(Ranking)*	Housing Units Demolished	(Ranking)	Net Gain in Housing units
1985 1984 1983 1982 1981 1980 1979 1978	101 156 149 61 124 223 84 117	(3) (2) (4) (3) (2) (1) (7) (4) (3)	41 19 44 17 37 33 31 25	(1) (2) (2) (1) (4) (1) (1) (3)	60 137 105 44 87 190 53 92 145

* The districts are ranked from 1 to 15 in decending order, with a ranking of 1 to the district with the most units completed or demolished. The Western Addition historically had a high rate of residential demolitions. However, since 1977 there have been only 210 units demolished in the Western Addition. This is a significant reduction from previous years when demolitions in the district averaged over 100 units per year.

New construction and demolition trends can be compiled for each district by referring to prior Housing Information Series reports.



418 2nd Ave. (3 units)
Richmond District



1083 Clay Street (11 units) Northeast District

C. BAY AREA 9 COUNTY REGION



Counties	Units	Authorized	- 1985	Percentage
Santa Clara Contra Costa Alameda Sonoma Solano San Mateo San Francisco Marin Napa	Total	9,468 9,322 7,188 5,114 4,023 2,075 1,479 956 817		23% 23% 18% 13% 10% 5% 4% 2% 2%

a) BAY AREA HOUSING TRENDS -- Housing production increased by 21% in 1985

The Bay Area nine County region authorized for construction 40,501 housing units in 1985, an annual increase of 7,207 units (21%) from 1984 (Table 7). The graph below shows a significant increase in the number of units authorized for construction since 1982. This is a dramatic increase of 162% from the low of 15,412 units authorized for construction in 1982. The previous annual high was in 1978 when 48,284 units were authorized for construction.

Bay Area housing trends mirror recent housing increases in San Francisco. However, recent increases in Bay Area units authorized for construction have been proportionally greater than similar increases in San Francisco, Bay Area units authorized for construction in 1985 increase of 21% from 1984 and 162% from 1982 compared to a San Francisco increase in 1985 of 12% from 1984 and 21% from 1982 annual totals.

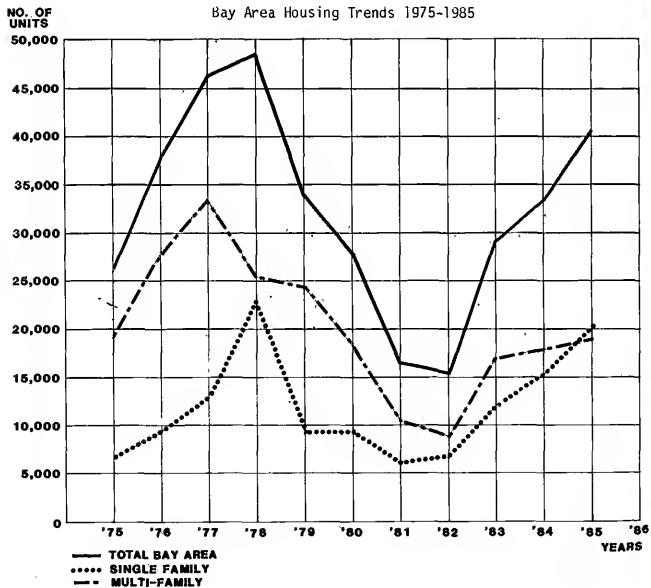


Figure 4.

b) BAY AREA MULTI-UNIT AND SINGLE FAMILY HOUSING -- Multi-unit housing increased over single family housing

Single family housing accounted for 18,937 (47%) of the 40,502 units authorized for construction in the nine county Bay Area in 1985. There has been a reduction in single family housing construction as a percentage of the annual total units authorized for construction in each county. 1985 marks the first year that the nine county Bay Area had more multi-unit housing authorized for construction than single family housing. This is an indication of overall increased density of new residential development in the region.

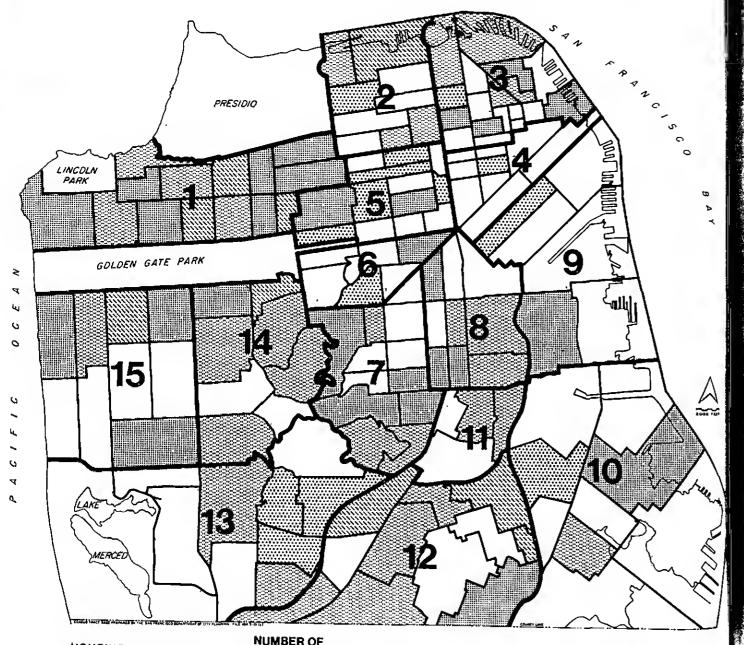
Bay Area Nine County Totals for Single and Mult Unit Construction

	Single <u>Family</u>	Multi- <u>Family</u>	Total	Single Family as Percent of total
1985 1984 1983 1982 1981 1980	18,937 18,079 17,077 8,812 10,414 18,345	21,565 15,216 12,049 6,600 6,162 9,507	40,502 33,295 29,126 15,412 16,576 27-852	47% 54% 59% 57% 63% 66%
1979	24,405	9,358	33,763	72%

The Bay Area nine counties by units authorized for construction in 1985 ranked as follows: Santa Clara 9,468 (23%), Contra Costa 9,322 (23%), Alameda 7,188 (18%), Sonoma 5,114 (13%), Solano 4,083 (10%), San Mateo 2,075 (5%), San Francisco 1,479 (4%), Marin 956 (2%) and Napa 817 (2%). As in previous years the top four ranking counties accounted for over 75% of all the units authorized in the Bay Area. These are the counties of Santa Clara, Contra Costa, Alameda, and Sonoma. Only the counties of Marin and Napa authorized fewer units than San Francisco. Table 6 shows the nine counties by single and multi-family units authorized for construction.

Although San Francisco authorized only 4% of the Bay Area nine county housing total in 1985, San Francisco continues to authorize a greater share of the region's higher density housing.

NET CHANGE IN NUMBER OF HOUSING UNITS - 1985



HOUSING UNITS		CENSUS TRACTS	
	Minus I to Minus 4	9	
	0	68	
	Plus I to Plus 5	31	
	Plus 6 to Plus 25	28	
	Plus 26 to Plus I50	14	

DIVISIONS

- 1 RICHMOND
- 2 MARINA 3 NORTHEAST
- 4 DOWNTOWN 5 WESTERN ADDITION
- 6 BUENA VISTA
- 7 CENTRAL
- 8 MISSION
- 9 SOUTH OF MARKET
- 10 SOUTH BAYSHORE
- 11 BERNAL HEIGHTS 12 SOUTH CENTRAL
- 13 INGLESIDE
- 14 INNER SUNSET 15 OUTER SUNSET

TABLE 1

Net Change in Housing Structures and Units, 1985

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	40	40
Two Units	46	92
Three Units	29	87
Four Units	1.1	44
5-9 Units	17	115
10-19 Units	1.7	206
20 or More	13	879
Total	173	1463

TABLE 2

San Francisco Housing Stock, December, 1985

Structure Type (No. of Units)	No. of Units	Per Cent
Single Family	110716	34 , 5
Two Units	35883	11.2
3 to 4 Units	34831	10.8
5 to 9 Units	36621	11.4
10 or More	102999	32.1
Total	321050	100.0

TABLE 3

Housing Units Certified Complete, 1985 by Structure Type

Structure	Ştru	ctures	Units		
Туре	Number	PerCent	Number	PerCent	
Single Family	123	46.6	123	7.8	
Two Units	50	18.9	100	6.4	
Three Units	31	11.7	9 3	5.9	
Four Units	13	4.9	52	3.3	
5-9 Units	17	6.4	115	7.3	
10-19 Units	17	6.4	206	13.1	
20 or More	13	4.9	879	56.1	
Total	264	100.0	1568	100.0	

TABLE 4

Housing Units Certified Complete 1985
by Number of Bedrooms

droom Type	All Units	PerCent
Studio	453	
	49	3.1
One Bedroom	484	30.9
Two Bedrooms	397	25.3
Three Bedrooms	210	13.4
Four or More	34	2.2
Not Known	394	25.1
Total		100.0

TABLE 5

Private and Public Sector Share of Completed Units, 1985

	Number of Units	Per Cent
Private Sector	640	40.8
Public Sector	928	59.1
Redevelopment Agcy	261	16.6
Housing Authority	0	00.0
Nonprofit Sponsor	509	32.4
MOHED	15 8	10.0
Citywide Total ,	1568	100.0

TABLE 6

Number of Housing Units Authorized by Building Permit
San Fancisco and the Bay Area, by County 1985

County	Single Family	Multi Family	Total	* Estimated \$ Cost	*Conts.Cost per unit	% Single Family of Total
Santa Clara Contra Costa Alameda Sonoma Solano San Mateo San Francisco Marin Napa	3,827 4,650 3,493 2,893 1,874 1,213 173 472 342	5,641 4,672 3,695 2,,22 2,209 862 1,306 484 475	9,468 9,322 7,188 5,114 4,083 2,075 1,479 956 817	712,107 579,866 562,474 284,821 238,297 244,230 246,939 105,102 70,528	75 62 78 56 58 117 166 109 86	40.4 49.8 48.5 56.5 45.8 58.4 11.6 49.3 41.8
Total	18,937	21,565	40,502	3,044,364	75	46.7

^{*} Estimated costs in 1,000's \$

Source: Construction Reports' Real Estate Research Council of Northern California & Security Pacific Bank.

TABLE 7

Number of Housing Units Authorized by Building Permit San Francisco and the Bay Area, by County — 1985

1983 1982 1981 1980 1979 1978 1977 1976 1976 15412 16576 27852 33953 48284 46235 37663 27959 14197 15334 26650 32120 46239 44699 36041 241167 1215 1242 1202 1833 2045 1536 1622 11038 5535 5003 8495 7944 21278 11662 8219 54101 1065 1159 1012 1594 1818 1167 1310 16921 8862 10331 18155 24176 24961 33037 27822 1881 156 150 83 190 239 233			1				•	•	200			
a 40502 33,295 29126 15412 16576 27852 33953 48284 46235 37663 28888 31,982 31,982 27959 14197 15334 26650 32120 46239 44699 36041 28888 36041 28888 36041 38888 36888 36888 36888 36888 36888 36888 388888 388888 388888 38888 38888 38888 38888 38888 38888 38888 38888 388		1985	1984	1983	1982		1980					
1902 33,293 31,982 27959 14197 15334 26650 32120 46239 44699 36041 1479 1,313 1167 1215 1242 1202 1833 2045 1536 1622 120259 14,312 11038 5535 5003 8495 7944 21278 11662 8219 1306 904 1011 1065 1159 1012 1594 1818 1167 1310 17,670 16921 8862 10331 18155 24176 24961 33037 27822 1133 156 156 156 83 190 239 239	Total Bay Area	140502	22 205	,							1976	1975
39023 31,982 27959 14197 15334 26650 32120 46239 44699 36041 1479 1,313 1167 1215 1242 1202 1833 2045 1536 1622 20259 14,312 11038 5535 5003 8495 7944 21278 11662 8219 1306 904 1011 1065 1159 1012 1594 1818 1167 1310 18764 17,670 16921 8862 10331 18155 24176 24961 33037 27822 11 173 409 156 150 83 190 230 230 230 11	5	30001	33,295	29156	15412		27852	33953				
19023 31,982 27959 14197 15334 26650 32120 46239 44699 36041 2 1479 1,313 1167 1215 1242 1202 1833 2045 1536 1622 1622 1306 904 1011 1065 1159 1012 1594 1818 1167 1310 18764 17,670 16921 8862 1501 831 190 233 23337 27822 18	Total Bay Area										37663	25948
39023 31,982 27959 14197 15334 26650 32120 46239 44699 36041 2 1479 1,313 1167 1215 1242 1202 1833 2045 1536 1622 120259 14,312 11038 5535 5003 8495 7944 21278 11662 8219 118764 17,670 16921 8862 10331 18155 24176 24961 33037 27822 18 173 409 156 150 83 190 239	Snulm				-		_			- -		
1479 1,313 1167 1215 1242 1202 1833 2045 1536 1622 1306 904 1011 1065 1159 1012 1594 1818 1167 1310 18764 17,670 16921 8862 1501 83 190 234 24961 33037 27822 18	San Francisco	39023		27959	14197		76650	32120	0			
1479 1,313 1167 1215 1242 1202 1833 2045 1536 1622 120259 14,312 11038 5535 5003 8495 7944 21278 11662 8219 1306 904 1011 1065 1159 1012 1594 1818 1167 1310 18764 17,670 16921 8862 10331 18155 24176 24961 33037 27822 18	Total							102126 1	46239	44699	360411	24806
120259 14,312 11038 5535 5003 8495 7944 21278 11662 8219 1306 904 1011 1065 1159 1012 1594 1818 1167 1310 18764 17,670 16921 8862 10331 18155 24176 24961 33037 27822 18 173 409 156 150 83 190 239 237 237 237 238 23	San Francisco	1479		1167	12151	1242	12021					
1306 904 1011 1065 1159 1012 1594 1818 1167 1310 18764 17,670 16921 8862 150 83 190 239 239 239 27822 18	Multi Family				 1	<u> </u>	7071	1833	2045	1536	1622	1142
20259 14,312 11038 5535 5003 8495 7944 21278 11662 8219 1306 904 1011 1065 1159 1012 1594 1818 1167 1310 18764 17,670 16921 8862 10331 18155 24176 24961 33037 27822 18 173 409 156 150 83 190 239 230 230 18	Bay Area minus		- -	 -			-					
1306 904 1011 1065 1159 1012 1594 1818 1167 1310 18764 17,670 16921 8862 10331 18155 24176 24961 33037 27822 18	San Francisco	20259	14,312	11038	5535	5003	84051	707				
1306 904 1011 1065 1159 1012 1594 1818 1167 1310 18764 17,670 16921 8862 10331 18155 24176 24961 33037 27822 18 173 409 156 150 83 190 239 239 230 </td <td>Multi Family</td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td>5</td> <td>++6/</td> <td>[8/717</td> <td>11662</td> <td>8219</td> <td>5865</td>	Multi Family					-	5	++6/	[8/717	11662	8219	5865
18764 17,670 16921 8862 10331 18155 24176 24961 33037 27822 18 173 409 156 150 83 190 239 239 230	San Francisco	1 1306	904	101	1065	11591	1012				 -	
18764 17,670 16921 8862 10331 18155 24176 24961 33037 27822 18 173 409 156 150 83 190 239 227 222 18	Single Family Sav Area minus				·		- - -	460		1911	1310 	866
173 409 156 150 83 190 230 231 1822 18	San Francisco		17,670	16921	8862	10331	18155	74.146				
173 409 156 1501 83 1901 239 227	Single Family		·— —				-	0/147	24961	33037	27822	18941
	oan Francisco	173	409	156	150	83	190[239	1200			

Housing Unit Demolitions 1985

Structure	Stru	ctures	Un	its
Туре	Number	PerCent	Number	PerCent
Single Family	83	91.2	83	79.0
Two Units	4	4.4	8	7.6
Three Units	2	2.2	6	5.7
Four Units	2	2.2	8	7.6
5-9 Units	0	0.0	O	0.0
10-19 Units	O	0.0	Q	0.0
20 or More	0	0.0	0	0.0
Total	91	100.0	105	100.0

TABLE 8

TABLE 9

Demolition by Public Action By Structure Type, 1985

NOTE: None in 1985

Ibid 1975-1985

Source:

TABLE 10

Share of Demolition Accounted for by Public Action, 1975 - 1985

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as Percent of Total
1985	105	0	0.0
1984	79	0	0.0
1983	233	0	0.0
1982	42	0	0.0
1981	288	112	38.9
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
1975	439	297	67.4
Total	2,445	1,008	41.2

TABLE 11
Hotel and Lodging-house Rooms Demolished, 1985

NOTE: None in 1985

TABLE 12 Net Change in Housing Units Districts in Rank Order San Francisco, 1985

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	459	31.4
2	6	Buena Vista	149	10.2
3	13	Ingleside	146	10.0
4	3	Northeast	112	7.7
5	4	Downtown	100	6.8
6	Ġ	South of Market	, , 97	6.6
. 7	10	South Bayshore	91	6.2
8	1	Richmond	. 90	6.2
9	2	Marina	61	4.2
10	7	Central	48	3.3
11	8	Mission	41	2.8
12	15	Outer Sunset	25	1.7
13	14	Inner Sunset	24	1.6
14	12	South Central	16	1.1
15	11	Bernal Heights	4	.3
Total			1463	

TABLE 13 Net Change in Housing Units Districts in Rank Order by Structure Type San Francisco, 1985

					Structure	Type				
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Uni	ts	20 or More U	Units
Rank	District	Units	District	Units	Bistrict	Units	District	Units	District	Units
1	South Bayshore	44	Richmond	92	lngleside	34	Ingleside	90	Western Addition	402
2	South Central	12	Central	31	Northeast	22	Northeast	39	Buena Vista	136
3	Mission	11	Outer Sunset	22	Richmond	16	Western Addition	34	Downtown	101
4	Central	9	Ingleside	20	Western Addition	15	Richmond	16	South of Market	91
5	Buena Vista	7	Mission	13	Outer Sunset	9	Inner Sunset	15	 Marina	55
6	Inner Sunset	4	Northeast	10	Central	8	Hission	12	Northeast	49
7	Bernal Heights	2	Marina	8	Buena Vista	ė,	Marina	0	South Bayshore	45
8	Ingleside	2	Western Addition	1 B	Mission	5	Downtown	0	Richwond	0
9	Western Addition	0	South of Market	6	Marina	Ó	Buena Vista	0	Central	Ó
10	South of Market	0	Inner Sunset	5	Downtown	¢	Central	0	Mission	0
11	Powntown ~	-1	South Central	4	South of Market	0	South of Market	0	Bernal Heights	0
12	Marina	· - 2	South Bayshore	2	South Bayshore	0	South Bayshore	0	South Central	0
13	Outer Sunset	-6	Bernal Heights	2	Bernal Heights	0	Bernal Heights	0	Ingleside	0
14	Northeast	-B	Downtown	0	South Central	0	South Central	0	Inner Sunset	0
15	Richmond	34	Buena Vista	0	Inner Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		40		223		115		206		B79

TABLE 14
Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1985

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	463	29.5
2	6	Buena Vista	150	9.6
3	13	Ingleside	146 '	9.3
4	i	Richmond	134	8.5
5	3	Northeast	127	8. i
6	9	South of Market 🗸	102	6.5
7	4	Downtown	101	6.4
8	10	South Bayshore	. 92	5.9
9	2	Marina	67	4.3
10	7	Central	56	3.6
11	8	Mission	41	2.6
12	15	Outer Sunset	32	2.0
13 `	14	Inner Sunset	28	1.8
14	, 12	South Central	24	1.5
15	11	Bernal Heights	5	. 3
Total			1568	

TABLE 15 Housing Units Completed Districts in Rank Drder by Structure Type San Francisco, 1985

TABLE 16
Bedroom Size of Completed Units
Bistricts in Rank Order by Bedroom Size
San Francisco, 1985

					Structure '	Туре										Bedroom Type					1
.	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units	i	20 or Hore U	nits		Studio		Dne Bedroom		Two Bedrooms		Three Bedrooms		Four or More	·
Rank	District	Units	District	Units	District	Units	District (Inits	District (Units	ank	District	Units	District Uni	its	District	Units	District	Units	District	Units
1	South Bayshore	45	Richmond	9B	ingleside	34	Inglesi de	90	⊭estern Addition	402	1	South Bayshore	16	Western Addition 17	75	Ingl esi de	119	Richmond	54	South Central	11
2	South Central	20	Central	34	Northeast	22	Northeast	39	Buena Vista	136	2	Karina	14	Buena Vista 1	23	Western Addition	103	South Bayshore	43	Rich∉ond	9
3	Central	14	Outer Sunset	22	Richmond	16	Western Addition	34	Downtown	101	3	Western Addition	12	Northeast :	54	Richmond	37	Northeast	1 B	Inner Sunset	7
4	Mission	11	Ingleside	20	Western Addition	15	Richmond	16	South of Market	91	ľ	Buena Vista	4	Marina	43	Northeast .	.33.	- Western Addition	1B	Western Addition	1 2
5	Buena Vista	8	Northeast	17	Duter Sunset	9	Inner Sunset	15	Marina	22		Northeast	2	South Bayshore	29	Buena Vista	23	Central	18	Duter Sunset	2
6	lnner Sunset	B	Mission	13	Central	g.	Hission	12	Northeast	49		Richaond	0	Central	17	Kission	23 .	lngleside	15	Northeast	1
7	South of Market	5	Western Addition	12	Buena Vista	6	Marina	0	South Bayshore	45		Downtown	0	Kission :	16	Central	22	Outer Sunset	12	South Bayshore	4
В	Richmond	4	Marina	10	Mission	5	Downtown	0	Richmond	0		Central	0	Ingleside	11	Duter Sunset	16	South of Market	10	Ingleside	1
9	Bernal Heights	3	South of Market	6	Karina	0	Buena Vista	0	Central	0		Kission	0	Inner Sunset	9	Inner Sunset	10	South Central	10	Karina	0
10	Marina	2	Inner Sunset	5	Bowntown	0	Central	0	Kission	0	3	South of Market	0	Richmond	4	Bernal Heights	3	Marina	7	Downtown	ا ه
11	Ingleside	2	South Central	4	South of Market	0	South of Market	0	Bernal Heights	0		Bernal Heights	0	Duter Sunset	2	Marina	2	Bernal Heights	2	Buena Vista	0
12	Duter Sunset	, 1	South Bayshore	2	South Bayshore	0	South Bayshore	Ú	South Central	0		South Central	, 0	South Central	1	South of Market	2	Inner Sunset	2	Central	0
13	Northeast	0	Bernal Heights	2	Bernal Heights	0	Bernal Heights	0	lngleside	0	3	Ingleside	0	Downtown -	0	South Bayshore	2	Hission	1	Mission	0
14	Downtown	0	Downtown	0	South Central	0	South Central	0	Inner Sunset	0		Inner Sunset	0	South of Market	0	South Central	2	Downtown	0	South of Market	0
15	Western Addition	n 0	Buena Vista	0	Inner Sunset	0	Duter Sunset	0	Duter Sunset	0		Outer Sunset	0	Bernal Heights	0	Downtown	0	Buena Vista	0	Bernal Heights	0
Total		123		245		115		206		879	A.		4B	41	B4		397		210		34

TABLE 17 Housing Units Demolished Districts in Rank Order San Francisco, 1985

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	1	Richmond	44	41.9
2	3	Northeast	15	14.3
3	7	Central	8	7.6
4	12	South Central	8	7.6
5	15	Outer Sunset	7	6.7
6	2	Marina	. 6	5.7
7	9	South of Market	5	4.8
8	5	Western Addition	. 4	3,8
9	14	Inner Sunset	4	3.8
10	4	Downtown	1	1.0
11	6	Buena Vista	1	1.0
12	10	South Bayshore	i	1.0
13	11	Bernal Heights	i	1.0
14	· 8	'Mission	0	0.0
15	13	Ingleside	0	0.0
Total			105	

TABLE 18
Housing Units Demolished
Districts in Rank Drder by Structure Type
San Francisco, 1985

			L		Structure	Type				
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Uni		20 or More (
	District	Units	District	Units	District	Units	District	Units	District	Unit
Ì	Richmond	3B	Northeast	7	Richmond	0	Richmond	0	Richmond	0
ļ	Northeast	8	Richmond	6	Narina	0	Marina	0	Narina	0
	South Central	В	Western Addition	4	Northeast	0	Northeast	0	Nor theast	0
,	Duter Sunset	7	Central	3	Downtown	0	Downtown	0	Downtown	0
	Central	5	Marina	2	Western Addition	~0°	Western Addition	0	Western Addition	0
	South of Market	5	Downtown	0	Buena Vista	0.	Buena Vista	0	Buena Vista	0
	Marina	4	Buena Vista	0	Central	0	Central	ø	Central	0
١	Inner Sunset	4	Mission	0	Mission	0	Mission	0	Mission	0
	Downtown	1	South of Market	0	South of Market	0	South of Market	0	South of Market	٥
	Buena Vista	1	South Bayshore	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
	South Bayshore	i	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
	Bernal Heights	, 1	South Central	0	South Central	0	South Central	0	South Central	0
	Western Addition	0	lngleside	0	Ingleside	0	lngleside	0	Ingleside	0
	Mission	0	Inner Sunset	0						
l	Ingleside	0	Duter Sunset	0						
†		B3		22		0		0		0

TABLE 19 Planning District Trends, 1980 1985

Planning District	Comple Number	etions - %	Demolit Number	tions %	Net Change	
i Richmond	847	13.8	188	22.0	659	
2 Marina	166	2.7	70	8.2	96	
3 Northeast	972	15.8	74	8.7	898	
4 Downtown	1.61	2.6	124	14.5	37	
5 Western Addition	1331	21.7	133	15.6	1198	
6 Buena Vista	266	4.3	3	. 4	263	
7 Central	326	5.3	25	2.9	उ०1	
8 Mission	377	6.1	34	4.0	343	
9 South of Market	283	4.6	65	7.6	218	
10 South Bayshore	526	8.6	·19	2.2	507	
11 Bernal Heights	93	1.5	8	. 9	85	
12 South Central	254	4.1	63	7.4	191	
13 Ingleside	265	4.3	12	1.4	253	
14 Inner Sunset	173	2.8	21	2.5	152	
19 Outer Sunset	99	1.6	15	1.8	84	
,						
Total	6139	100.0	854	100.0	52 85	

Table 19A

			A	nnual Ne	t Change	for Pla	nning Di	stricts	1975- 19	85	
Planning District					Annual	Net Ch	ange				
	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975
Richeond	90	137	105	44	87	190	53	92	147	67	70
Marina	61	5	21	-5	9	4	13	35	176	-i	154
Northeast	112	111	22	276	274	103	66	217	403	195	132
Dawntawn	100	0	-57	0	-60	54	-6	0	33	0	0
Kestern Addition	459	240	465	iı	-55	78	285	197	136	32	305
Buena Vista	149	11	30	4	35	31	11	3	21	9	3
Central	48	34	15	69	40	93	201	58	104	98	385
Mission	41	-2	151	31	18	103	59	44	37	26	9
South of Market	97	61	-5	16	31	-14	271	35	2	-29	-22
South Bayshore	91	42	317	26	16	14	34	235	131	-14	-246
Bernal Heights	4	6	9	17	26	23	22	33	29	41	17
South Central	16	24	25	18	18	88	135	95	157	64	171
Ingleside	146	0	15	13	37	41	84	51	63	51	830
Inner Sunset	24	8	51	22	4	42	159	80	21	187	162
Outer Sumset	25	34	3	5	12	2	15	26	20	47	86
Total	1463	711	1167	547	492	852	1402	1201	1480	773	2056

Table 19b

Citywide	Annual Housing	Completions, Demolitions	% Net Change
Year	Completions	Demolition	Net Change
1985	1568	105	1463
1984	790	79	711
1983	1400	233	1167
1982	589	42	547
1981	. 78 0	388	792
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	. 1578	925	653
1972	1713	863	850
1971	1497	557	840
1970	990	730	260
70-85 Cumulative Count	22904	6294	16727

TABLE 20 Condominium Units Certified Complete Districts in Rank Order San Francisco, 1985

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	5	Western Addition	182	25.8
2	6	Buena Vista	142	20.1
7	13	Ingleside	142	20.1
4	3	Northeast	106	15.0
5	1	Richmond	36	5. 1
6	7	Central	, * · 30	4.2
7	8	Mission	24	3.4
6	14	Inner Sunset	. 18	2.5
9	15			
		Outer Sunset	12	1.7
10	2	Marina	10	1.4
11	Ġ ·	South of Market	4	.6
12	4	Downtown	0	0.0
13	10	South Bayshore	0	0.0
14	> 11	Bernal Heights	O	0.0
15	12	South Central	0	0.0
Total			706	

TABLE 21 Condominium Units Certified Complete Districts in Rank Order by Structure Type San Francisco, 1985

					Structure	Type					
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Unit	is.	20 or More Units		
Rank	District Uni		District	Units	District	Units	District	Units	District	Units	
1	Richmond	0	Central	22	Ingleside	34	Ingleside	90	Western Addition	155	
2	Marina	0	Ingleside	18	Northeast	22	Northeast	21	Buena Vista	136	
3	Northeast	0	Richmond	15	Western Addition	15	Richeond	16	Northeast	49	
4	Downtown	0	Northeast	14	Outer Sunset	9	Inner Sunset	15	Richeond	0	
5	Western Addition	0	Western Addition	12	Central	8	Mission	12	Marina	0	
6	Buena Vista	0	Marina	10	Buena Vista	δ.	Marina	0	Downtown	0	
7	Central	0	Mission	7	Richmond	5	Downtows	0	Central	0	
8	 Mission	0	South of Market	4	Mission	5	Western Addition	0	Mission	Ô	
9	South of Market	0	Inner Sunset	3	Marina	0	Buena Vista	0	South of Market	(
10	South Bayshore	- 0	Outer Sunset	3	Downtown	0	Central	0	South Bayshore	(
11	Bernal Heights	0	Downtown	0	South of Market	0	South of Market	0	Bernal Heights	(
12	South Central	0	Buena Vista	0	South Bayshore	0	South Bayshore	0	South Central	(
13	Ingleside	0	South Bayshore	0	Bernal Heights	0	Bernal Weights	0	Ingleside	4	
14	Inner Sûnset	0	Bernal Neights	0	South Central	0	South Central	0	Inner Sunset	4	
15	Outer Sunset	0	South Central	ð	Inner Sunset	0	Outer Sunset	0	Outer Sunset		
Total		0		108		104		154		34	

APPENDIX TABLE A

Net Change of Nousing Units by Census Tract and Structure Type San Francisco, 1985 Page 1

			l			Number of	Struct	ures and	Units	·	T					
Single Family		2		3		4		5 to 9		10 to 19		20 or Nore		Tract	Tota	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Unit
-															·	
	-2	-2	0	0	0	0	1	4	0	0	0	0	0	0	~1	
	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	1
	0	0	1	2	0	0	0	0	0	0	1	18	0	0	2	2
	, () -3	0 -3	1 2	2	0	0	0	0	0	0	0	0	0	0	1	
	-2	-2	0	4	0	0	0	0	0	0	0	0	0	0	-i	<u> </u>
	0	0	0	o l	-1	-3	0	0	0	0	0	0	2	49	0	4
	-t	-1	ú	١٥١	1	-3 3	-i	-4	0	0	1	10	0	0	0	1
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	0	0	1	2	0	0	0	Ö	0	0	٥	0	Õ	ŏ	1	١ '
	0	0	2	4	1	3	0	0	0	Ö	ő	Ò	ľ	68	4	7
	-2	-2	2	4	0	0	0	0	1	6	0	0	0	0		'
	0	0	0	0	0	0	0	0	0	0	o	0	1	51	1	5
	0	0	0	0	0	0	-1	-4	0	0	0	Ö	Ö	0	-i]
	. 0	0	0	0	1	3	0	0	1	7	0	Ö	0	0	- 2	1
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	0	0	0	0	0	Û	0	0	0	0	0	0	1	87	1	8
	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	
	0	Û	0	0	0	0	0	0	0	0	0	0	1	150	1	15
	8	8	0	, 0	0	0	0	0	0	0	0	0	0	0	8	
	-1	-i	0	0	0	0	0	Û	1	6	0	0	i	136	1	14
֡	-1	1-	0	0	0	0	0	0	0	0	0	0	i	91	0	9
	11	11	0	0	0	-3 0	0	0	0	0	0	0	0	0	11	1,
	12	12	0	0	-1	-3	1	4	0	0	0	0	0	0	12	1
	-i	-i	0	0	0	3	1	4	0	0	0	0	0	0	0	
	0	0	0	0	1	2	0	0	0	0	0	0	0	0	1	
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	0	0	0	0	1	0	0	0	1	5	0	0	0	0	2	
	0	0		4	1	3	0	0	1	8	0	0	0	0	1	1
	0	0	2 3	6	3	3 9	0	0	0	0	0	0	0	0	3	
	1	1		0	0	0.		0	0	0	0	0	0	0	6	1
	-3	-3	0 2 3	4	0	0.	0	0	0	0	0	0	0	0	1	
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	0	o .	0	Ö	0	0	. 1	4	0	0	, ŏ,	0	0	0	1	

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type San Francisco, 1985 Page 2

		Number of Structures and Units														_
	Single Family 2				3 4				 ta 9	10 to 19		20 α	Tract To			
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Un
230	20	20	1	2	0	0		0	0	0	0	0		45	. 59	
231	23	23	0	0	0	ő	0	o	o o	ŏ	0	Ů	1 0	0	. 22 23	
234	1	1 1	0	. 0	0	ő	0	ő	0	Ö	0	0	0	0	23	
251	1	i	ŏ	0	ŏ	ŏ	ő	ő	ő	ŏ	ő	Ŏ	ŏ	ŏ	ì	
252	1	i	1	2	ő	ő	٥	ŏ	Ŏ	Ö	ا ٥	0	o	ő	2	
255	-4	-[٥	Q	å	å	0	0	0	ő	o	0	ő	ŏ	-1	
256	-3	3	ő	ľ	ò	ŏ	٥	Ŏ	0	ő	0	ŏ	ő	ő	3	
257	-2\	~2	ő	ľ	ő	Ŏ	ľ	Q	ő	٥	0	ő	ď	o	-2	
258	-1	-1	0	0	ŏ	o	0	ŏ	o	Ô	ò	ŏ	ŏ	0	-1	
260	3	3	Ó	ľ	0	o	ď	0	o	١٥	ď	ő	o	Ö	3	
262	1	ĭ	ĺ	2	o	9	0	0	٥	٥	0	ا م	0	0	2	
263	i	[0	0	Ö	Ö	0	Ŏ	ŏ	o	0		o	o	Ī	
264	8		1	2	٥	ŏ	Ŏ	o	o	o	0	ا ة	0	0	9	
30101	-1	-1	0	0	0	0	0	Ó	0	. 0	0	0	0	0	-1	
30102	1		0	0	0	0	0	0	0	0	0	0	0	0	1	
302	-1	<u>-1</u>	1	2	o	0	o	0	Ó	Ó	i	15	Ó	0	i	
303	3	3	٥	0	0	٥	٥	.0	0	٥	l o	0	0	0	3	
305	i	1 1	٥	0	1	3	٥	0	0	0	0	ľ	0	0	2	
208	1	1 1	0	0	0	0 .	0	0	٥	0	0	0	0	0	1	
309	1 '	1	٥	0	0	0	0	0	0	0	0	0	0	0	1	
310	0	0	0	0	0	0	0	0	3	20	4	48	0	0	7	И
311	1] 1]	٥	0	0	0	0	0	0	0	3	32	0	0	4	
312	0	0	0	0	2	6	3	12	2	14	1	10	0	0	8	
314	0	0	1	2	Ó	0	0	0	0	0	0	0	0	0	1	1
326	-1	-1	2	4	2	6	0	0	0	0	0	Ò	0	0	3	l
327	-1	-1	0	0	0	0	0	0	0	0	Ü	0	0	0	-1	ľ
330	-3	-3	0	0	0	0	0	0	1	9	0	0	0	0	-2	1
351	-1	-1	1	2	0	0	1	4	0	0	0	0	0	0	1	L
352	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	L
401	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	1
402	-1	-1	0	0	0	0	0	0	0	0	0	0	0	Û	-1	L
426	-5	-5	0	0	3	9	0	0	0	0	t)	0	0	0	-2	1
427	-4	-4	4	8	4	12	1	4	0	0	0	0	0	Ü	5	t
428	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	ı
451	-3	-3	-1	-2	2	6	1	4	1	5	0	0	0	0	0	ļ.
452	-4	-4	2	4	0	0	1	4	0	0	0	0	0	0	-1	
476	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-i	
477	-8	-8	3	6	1	3	2	8	0	0	0	0	0	0	-2	1
478	-8	-8	5	10	0	0	0	0	. 0	0	0	0	0	0	-3	
479	-1	-1	3	6	0	0	0	0	1	5	0	0	0	0	3	1
STALS	40	40	46	92	29	87	11	44	17	115	17	206	13	879	173	1